

# EXECUTIVE SUMMARY



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## HIGHLIGHTS:

- 1,600 SF Retail or Office Space
- Part of Larger Shopping Center with Fast Food, Insurance & Tax Offices
- Over 26k Cars/day on Foothill Blvd
- 1 Block from 210 Freeway On/Off Ramp – over 96K Cars/day
- Surrounded by National Tenants – Vallarta Supermarket, Starbucks, Panda Express, Jack in the Box, Baskin Robbins and more
- Currently Built out as an Ice Cream Store
- Currently a Large Open Area and 4 Private Offices/Rooms

## OFFERING SUMMARY:

13920 Foothill Blvd in Sylmar, offers a tenant a space that can be used as retail or office. It is currently being used as an ice cream shop. The 1,600 SF space is part of a larger shopping center across from a fast food restaurant and next to a tax and insurance office. The space has a large open area and four private offices/rooms. The shared parking lot offers easy access for clientele right off Foothill Blvd which has over 26,000 cars today and easy access to the 210 freeway on/off ramp, which is only one block away

## DEMOGRAPHICS:

The population within a 2 mile radius was estimated at over 92,000 as well as over 284,000 within a 3 mile radius, and this population is expected to grow at 6.25% annually. The average household income was estimated at approximately \$86,000 within a 2 mile radius.

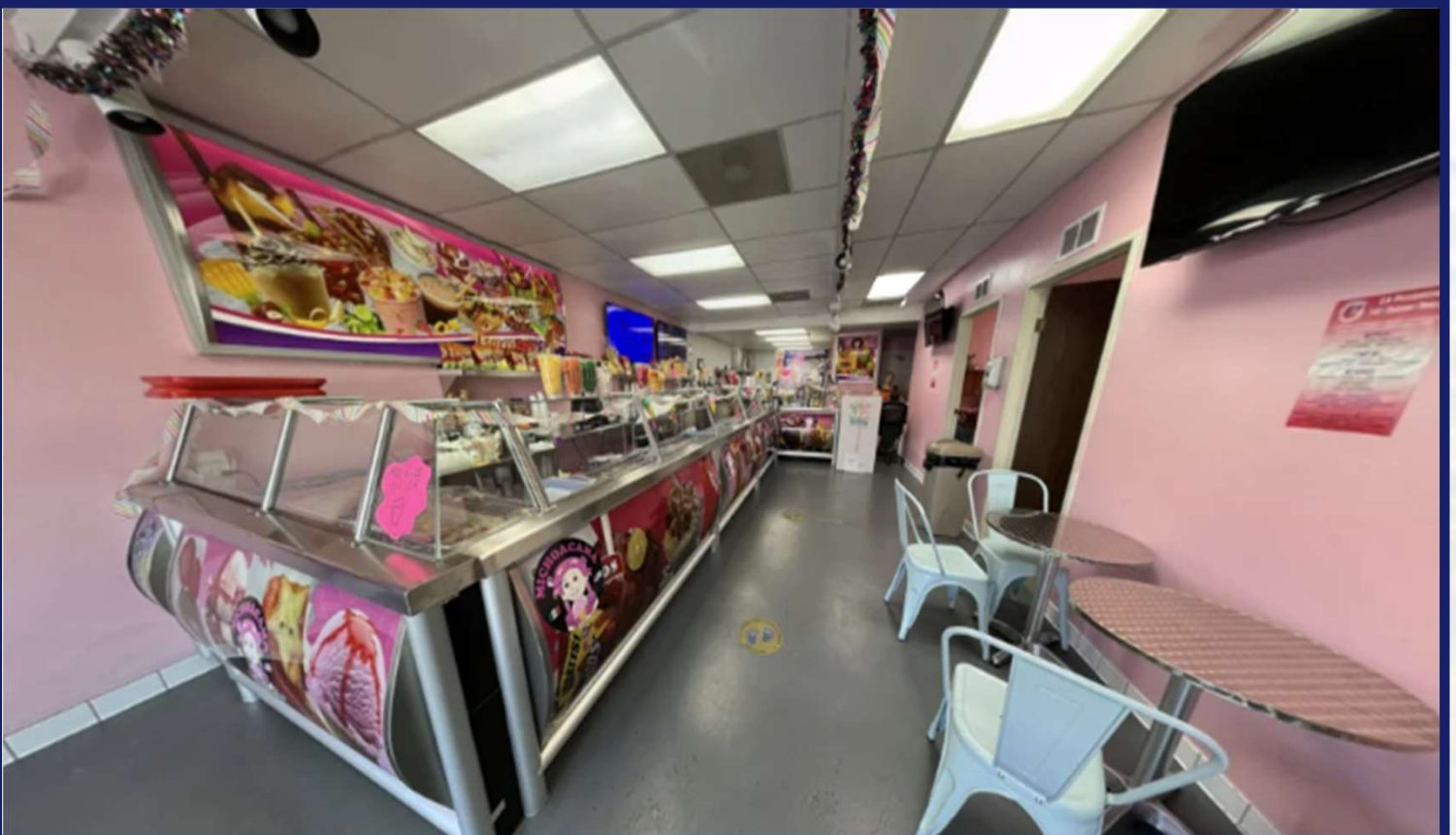
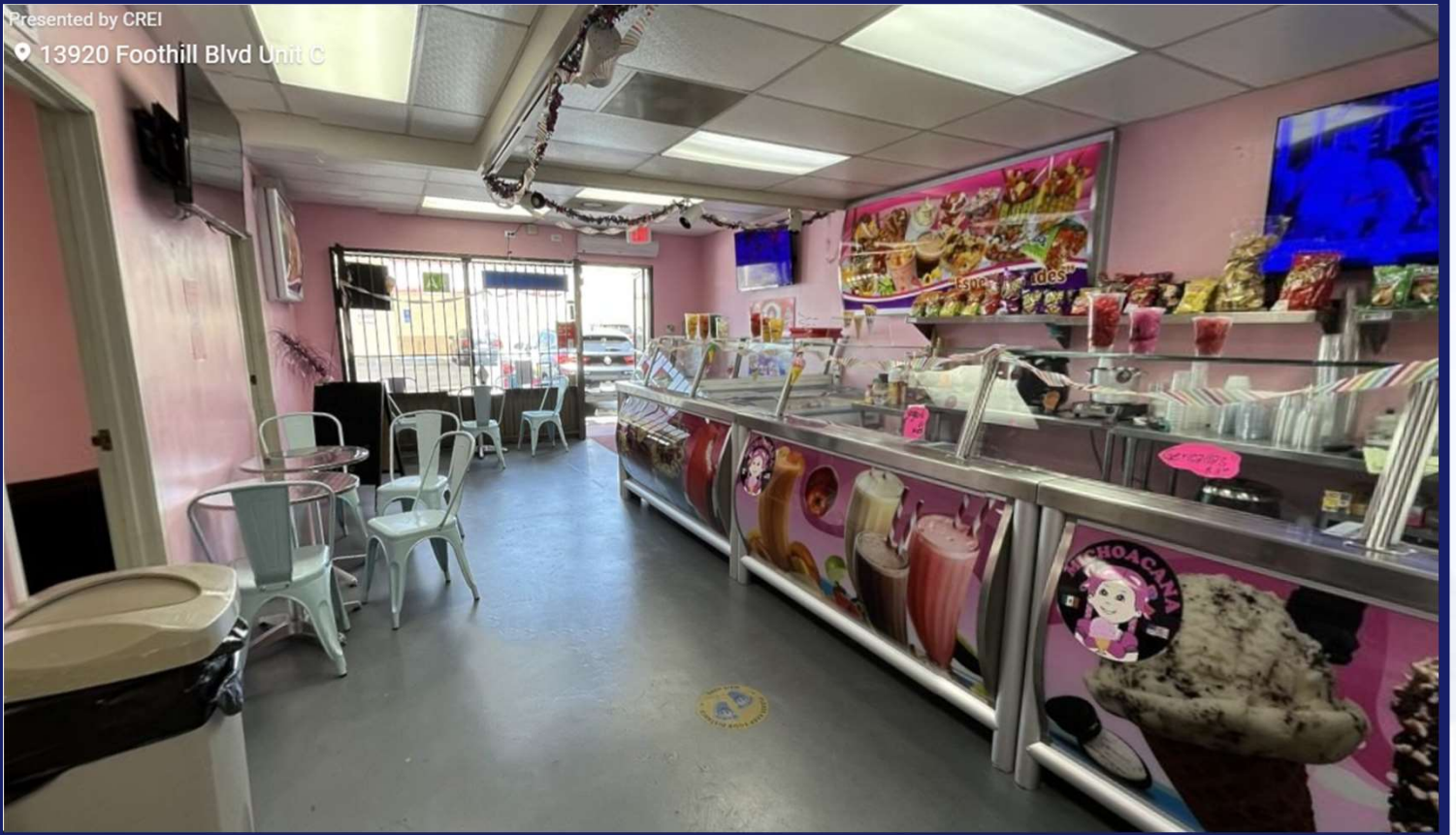
**LEASE PRICE: \$2,350/mth Modified Gross - 1,600 SF space**

# PROPERTY PICTURES

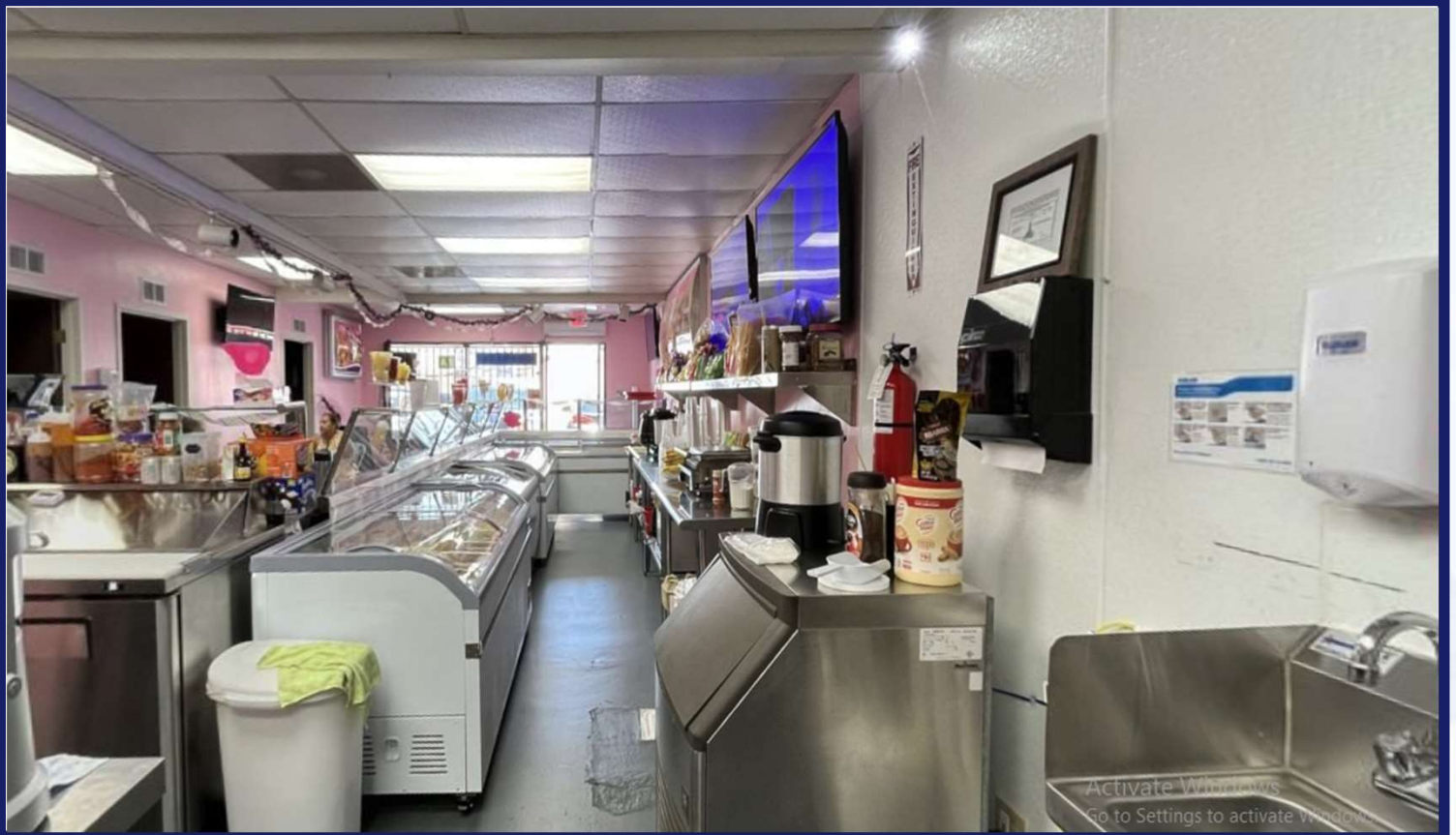


# PROPERTY PICTURES

Presented by CREI  
13920 Foothill Blvd Unit C

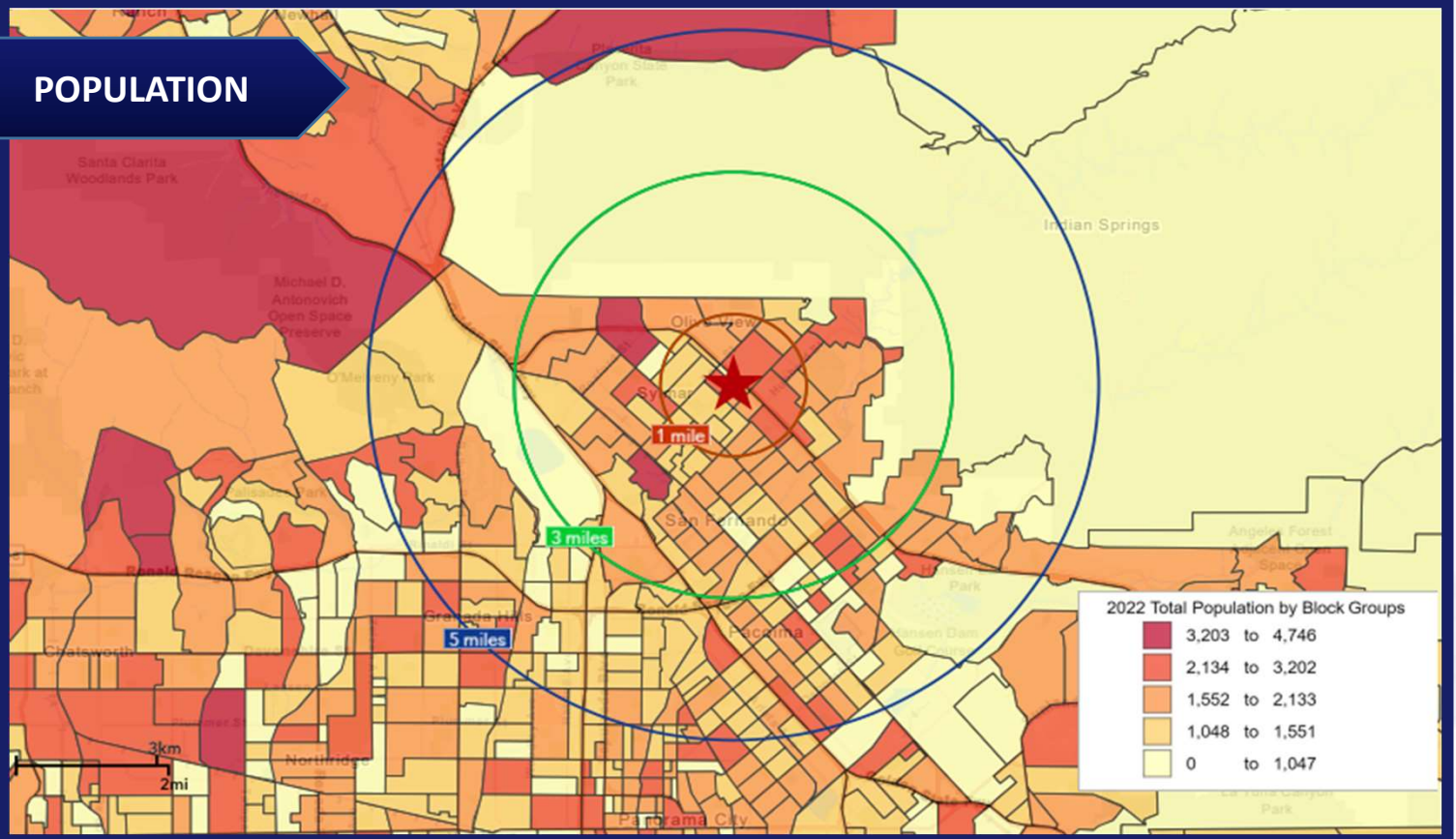


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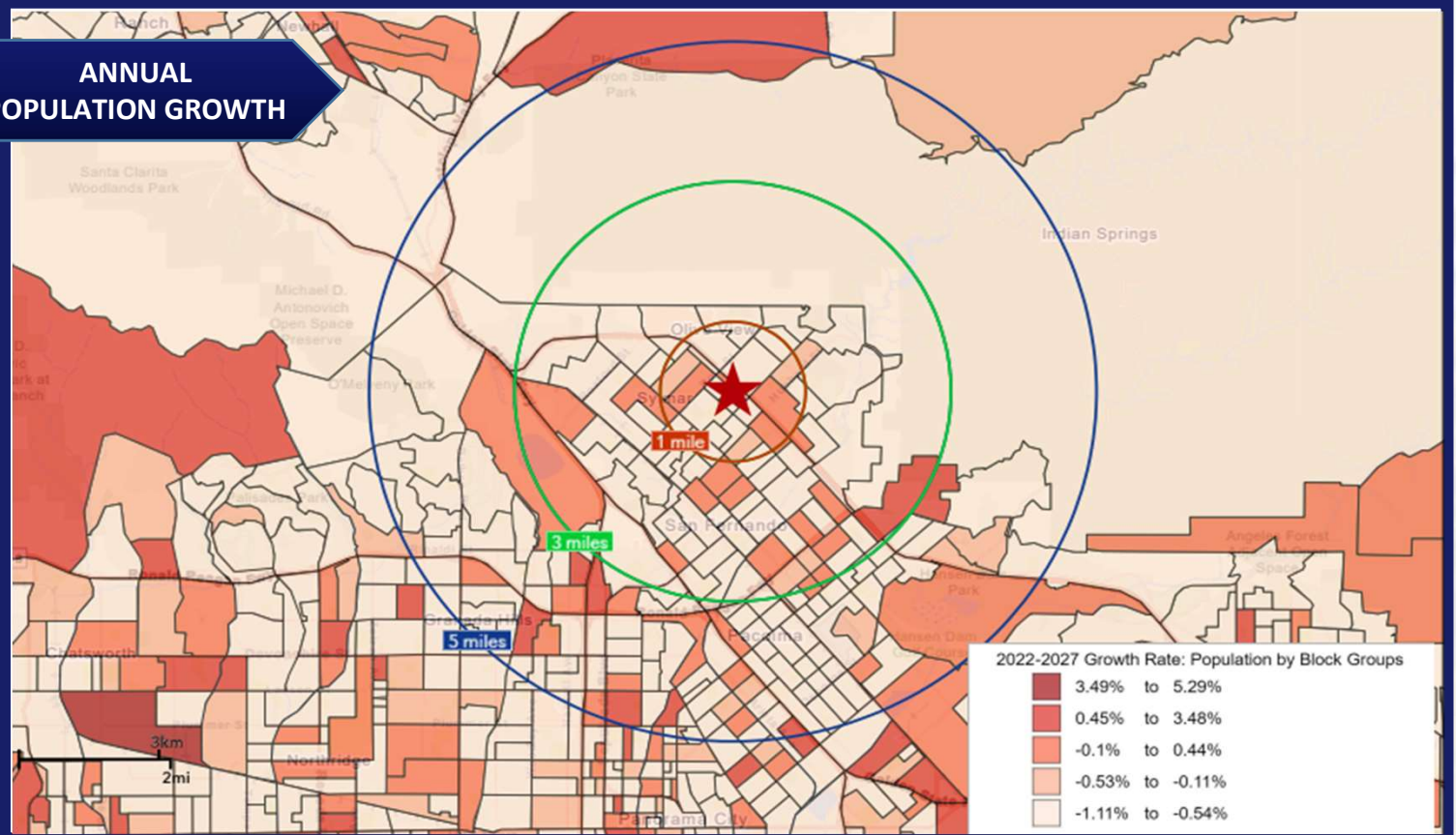


# DEMOGRAPHICS

## POPULATION



## ANNUAL POPULATION GROWTH

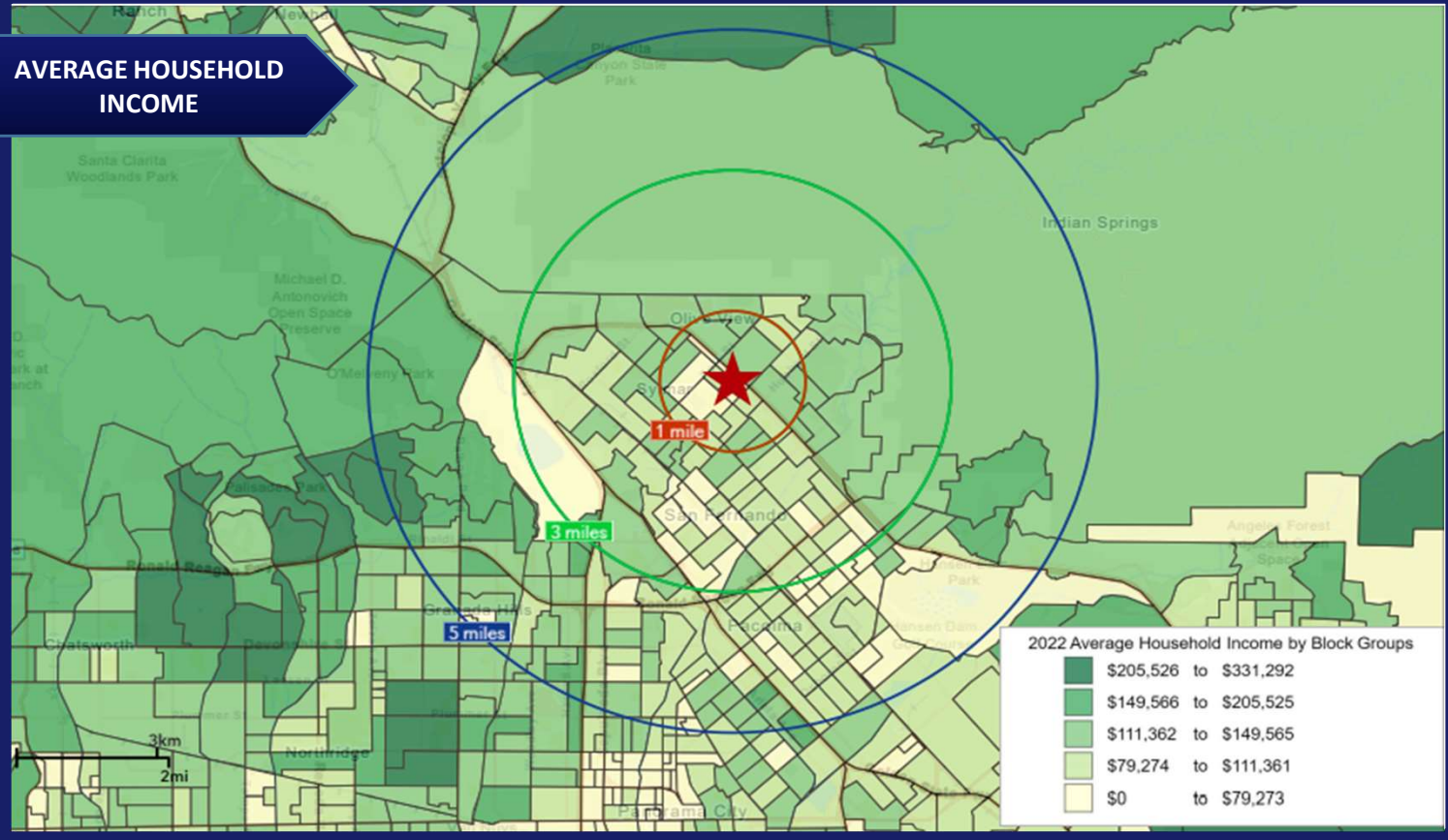


# DEMOGRAPHICS

## PER CAPITA INCOME

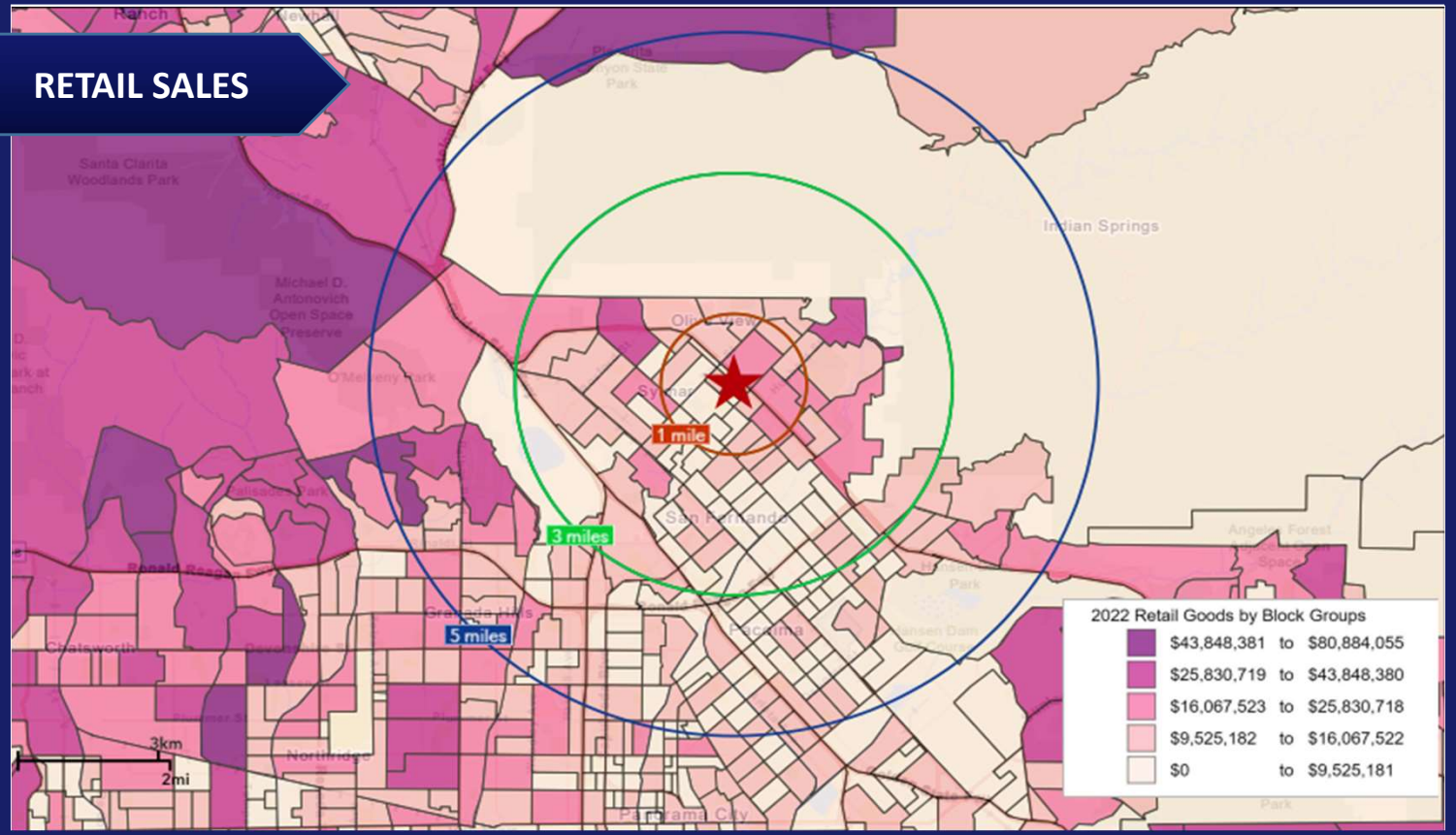


## AVERAGE HOUSEHOLD INCOME



# DEMOGRAPHICS

## RETAIL SALES



## EMPLOYMENT

